

AGENDA: September 10, 2002

4.19

CATEGORY: Consent

DEPT.: Public Works

TITLE: Street Improvements – 756 California Street

RECOMMENDATION

1. Approve funding for 756 California Street Improvements from Developer Reimbursement, Project 02-11, in the amount of \$28,000 for excess street improvements consisting of curb, gutter, sidewalk and street pavement and approve plans and specifications.
2. Authorize the City Manager to execute an agreement with the owner of 756 California Street to reimburse the City for the owner's share of the street improvement cost.

FISCAL IMPACT

Developer Reimbursement, Project 02-11, has a balance of \$99,000 sufficient to fund the \$28,000 of excess street improvements fronting 756 California Street, including construction inspection and City administration. The property owner's share of costs for the proposed street improvements fronting their property is \$6,000. The property owners have also requested the installation of interlocking pavers on-site between the building and the sidewalk. After bids are received, the property owners will decide whether to proceed and pay for the pavers. To simplify the cost-sharing agreement and administration for this small project, the owner has agreed to a reimbursement amount of \$6,000 and to pay in advance for the interlocking pavers based on the low bid price if he selects this option.

BACKGROUND AND ANALYSIS

In 1970, the property owner of 756 California Street, Jo K. and Consuelo V. Crosby, dedicated a 15' wide street easement to the City as a condition for remodeling their building. The easement was required at that time to comply with the City Code and General Plan to widen California Street to a four-lane arterial street. In 1976, the City's General Plan dropped the concept of widening California Street from Castro Street to Dana Street to a four-lane arterial street.

In August 1983, the City Council approved a cost-sharing and reimbursement arrangement to improve the frontage of 756 California Street, authorized the Public Works Director to proceed with the street improvements, authorized expenditures from the Annual

Reimbursement to Developers and authorized the City Manager to execute a reimbursement agreement with the owner of 756 California Street in connection with a development application. Because of a downturn in the business climate, the property owners decided not to develop their site, and the street improvements never took place.

In 1992, the owners submitted a plan for a building addition and in doing so requested that the 15' wide street easement dedicated in 1970 be vacated as this additional right-of-way was no longer needed per the City's General Plan. On July 29, 1992, the Council adopted a resolution to reduce the right-of-way width requirement from 45' to 30' from the centerline of the street. On September 8, 1992, the Council adopted a resolution to vacate the 15' wide street easement. Subsequent to the Council action, the owner elected not to pursue the building addition for business economic reasons.

Recently, the owner requested that the City reactivate the previous street improvement proposal to complete the street improvements in front of 756 California Street. After researching the relevant history, staff determined that it would be best if the City took the lead in administering the design and construction contract to expedite the property owner's request and bring finality to improving this street frontage to City standards. A drawing showing the extent of work is attached.

Normally, Developer Reimbursement funds are used to repay a developer for excess street improvements installed by the developer and beyond their obligation. In this case, the City will use the Developer Reimbursement funds to complete the minor street improvements, and the owner will reimburse the City for their share of costs. The reimbursement amount is based on the same cost-sharing arrangement previously approved by the City Council. The arrangement provides the owner pay 30 percent of the construction cost for improvements fronting the site, and the City funds the remainder and any excess improvements. The conceptual plan and cost estimate were reviewed with the owner, and they have approved the proposed improvements and agreed to pay their share of the proposed street improvement cost.

The estimated project cost for 756 California Street Improvements, Project 02-11, is as follows:

Base Construction (including contingency)	\$28,000
Optional On-Site Pavers	7,000
Construction Inspection	3,000
City Administration	<u>3,000</u>
TOTAL	<u>\$41,000</u>

Breakdown of Cost Share:

City's Cost Share of Street Improvements	\$28,000
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Owner's Cost Share of Street Improvements	\$6,000
Owner's Cost for Optional On-Site Pavers	\$7,000

Because the construction cost estimate is under \$36,000, the project will be processed under the informal bid procedure involving a simple set of construction documents and awarding the contract administratively in accordance with City Administrative Instruction A-10. The proposed improvements are expected to be completed by the end of October 2002. In accordance with the requirements of the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as a Class 1(c) as described in Section 15301 of the CEQA guidelines.

PUBLIC NOTICING – Agenda posting.

Prepared by:

Approved by:

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RK/9/CAM
909-09-10-02M-E^

Attachment: 1. Plan View

cc: Mr. Jo and Ms. Consuelo Crosby
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APWD – Ko, DE, LDE, CE, ACE – Chen, SAA – Irwin, F/c